

ALSO: ALL that certain piece, parcel or lot of land with the buildings and improvements thereon, situate, lying and being on the Northwest side of U. S. Highway No. 29 (also, known as Greenville-Spartanburg Super Highway) in that area recently annexed to the City of Greenville, in Greenville County, S. C., and having according to a survey made by Pickell & Pickell, Engineers, November 10, 1949, revised August 25, 1950, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northwest side of U. S. Highway No. 29, said pin being where the Northwest edge of the right of way of U. S. Highway No. 29, intersects with the Southwest edge of an unnamed street, and running thence along the Northwest edge of the right of way of said Highway No. 29, S. 52-30 W. 310 feet to an iron pin; thence continuing with the right of way of said Highway No. 29, N. 35-28 W. 20 feet to an iron pin; thence continuing along the Northwest edge of the right of way of U. S. Highway No. 29, S. 52-30 W. 337.4 feet to an iron pin; thence N. 37-30 W. 359.6 feet to an iron pin on the South edge of a County Road; thence S. 70-20 E. 79.1 feet to an iron pin; thence N. 1-30 W. 21 feet to a point in center of said County Road; thence along the center of said County Road; thence along the center of said County road, N. 67-00 E. 656 feet to a point at the Southwest corner of the intersection of said County road with said unnamed street; thence along the Southwest side of said unnamed street, S. 17-30 E. 214.5 feet to the beginning corner.

This being the same property conveyed to COLONIAL COURT HOTEL, INC., by deed of James B. Little and by deed of W. H. Myers, et al, dated December 27, 1949 and recorded in the RMC Office for Greenville County, S. C. in Deed Book 398 at page 513, and Deed Book 398 at page 515 on December 28, 1979.

This mortgage is made subject to any restrictions, zoning ordinances, easements that may appear of record on the recorded plat (s) or on the premises.

Together with all furnishings, furniture, fixtures, and equipment of every description and kind now located in the buildings on the above described property and located on the premises above described and used in connection with the operation of the Colonial Court Hotel, Inc., including all replacements and additions that may be made thereto prior to the payment of the indebtedness secured by this mortgage.

TOGETHER with all and singular the Rights, Members, Hereditaments, and Appurtenances to the said Premises belonging, or in anywise incident or appertaining.

AND IT IS COVENANTED AND AGREED by and between the parties hereto that all gas and electric fixtures, radiators heaters, engines and machinery, boilers, ranges, elevators, and motors, bath-tubs, sinks, water-closets, basins, pipes, faucets and other plumbing and heating fixtures, mirrors, mantels, refrigerating plant and ice-boxes, cooking apparatus and appurtenances, and such other goods and chattels and personal property as are furnished by a landlord in letting or operating an unfurnished building, similar to the one herein described and referred to, which are or shall be attached to said building by nails, screws, bolts, pipe connections, masonry, or in any other manner, are and shall be deemed to be fixtures and an accession to the freehold and a part of the realty as between the parties hereto, their heirs, executors, administrators, successors and assigns, and all persons claiming by, through or under them, and shall be deemed to be a portion of the security for the indebtedness herein mentioned and to be covered by this mortgage.

TO HAVE AND TO HOLD all and singular the said Premises unto the said mortgagee(s) their heirs, successors and Assigns. And We do hereby bind ourselves and our Heirs, Successors, Executors and Administrators to warrant and forever defend all and singular the said Premises unto the said mortgagee(s) heirs, successors and Assigns, from and against the mortgagor(s), their Heirs, Successors, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming or to claim the same or any part thereof.

0752

4328 RV-2